



architecture • interior design

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10.23.07
planning & development
development services center
city of las vegas

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re: variance
kenny law office
las vegas, nv
apn: 139-34-710-054, 055, 056 and 139-34-810-052

this submittal is to request a variance to allow a four story office building in a pr zone where two is typically allowed. the proposed project possesses two components that contribute to the building exceeding the two story limit, under-building parking and, a more interesting bonus, employee services. these "services" include a workout room with locker rooms, a dining room, a movie theater, day care and half of a basketball court. these services are for the employees only, not available for public use. the proposed use complies with applicable provisions of the development code and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen

VAR-25345
12/20/07 PC